

# 1 Providence Court

Frome, BA11 1FS



## £217,500 Leasehold

Beautifully updated throughout, this stylish two-bedroom modern flat offers bright and spacious 20ft open-plan living, a Shaker-style kitchen, contemporary shower room, two generous double bedrooms and an attractive low-maintenance courtyard garden accessed via French doors, complete with private allocated parking and presented in superb move-in condition.

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**£217,500 Leasehold**

## DESCRIPTION

Located within a well-regarded residential setting, this beautifully presented two-bedroom modern flat has been thoughtfully updated throughout, offering stylish accommodation ready to move straight into. Recently redecorated, the property provides a comfortable and contemporary home within easy reach of local amenities.

Accessed via steps to the front, the front door opens from the communal hallway into a generous entrance hall, complete with a useful built-in storage cupboard and doors leading to all principal rooms. To the front of the property is the attractive fitted kitchen, finished in a timeless wooden Shaker style with a range of wall and base units, hardwood-effect worktops, stainless steel sink, integrated oven and hob with extractor over. The impressive open-plan sitting/dining room extends to around 20ft and enjoys an abundance of natural light from both a front aspect window and French-style double doors. This lovely space easily accommodates a range of living and dining furniture, creating an inviting area ideal for everyday living and entertaining.

The master bedroom is a well-proportioned double positioned to the rear, complete with built-in wardrobes. A second generous double bedroom also offers ample space for freestanding furniture. Both rooms are served by the stylishly refitted shower room, comprising a contemporary walk-in shower, wash hand basin and W.C.

## OUTSIDE

Externally, the French-style UPVC doors from the living room open onto an elevated courtyard-style garden, enclosed by wrought-iron fencing. Designed for low maintenance, the space features a paved seating area framed by decorative shingle and complemented by a selection of potted plants, perfect for alfresco dining or relaxing in the sunshine. The property further benefits from private allocated parking within close proximity.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas and electricity are connected.

Lease Length: 108 years

Service Charge: £101.44 pcm

Ground Rent: £300pa

## LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





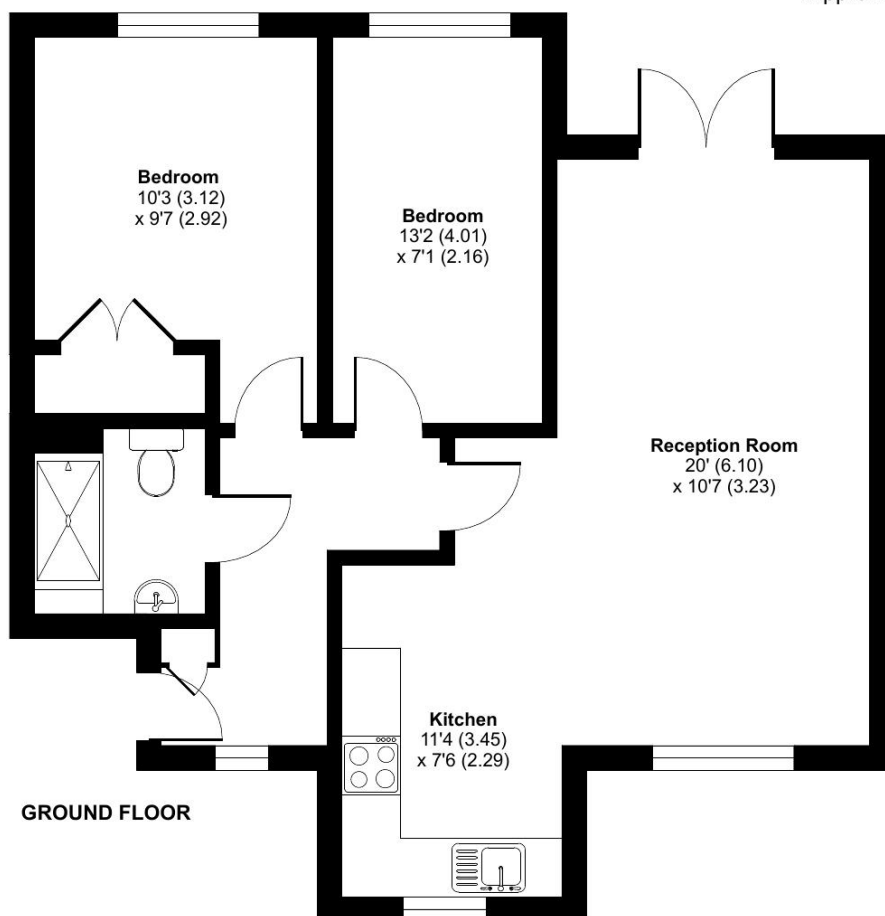




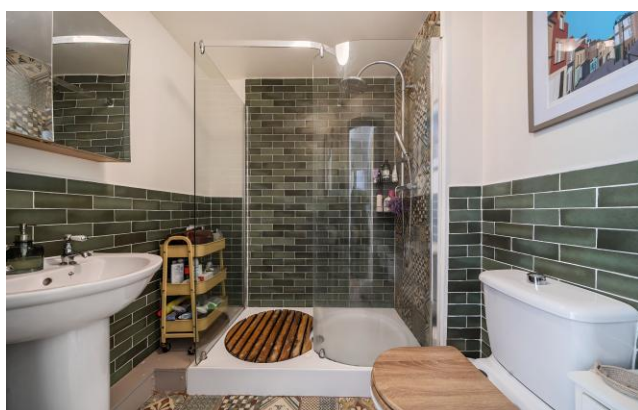
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Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1384300



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